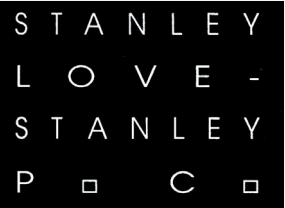
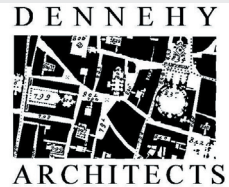


Evans & Rosedale

Urban Village Master Plan





Evans & Rosedale Urban Village Master Plan

This report was prepared by the Evans & Rosedale Design Team for the City of Fort Worth. The Evans & Rosedale Design Team is composed of:

Stanley Love-Stanley, P.C.
EDAW, Inc.
Dennehy Architects
HJS & Associates
studiorotan
ConsultEcon, Inc.

This effort would not have been a success without the leadership and vision of the City of Fort Worth, the Evans & Rosedale Advisory Committee, and the many residents and interested parties that contributed their time and energy to this process.

- Fort Worth City Council:
- Mike Moncrief, Mayor
 - Jim Lane, District 2
 - Chuck Silcox, District 3
 - Becky Haskin, District 4
 - Donavan Wheatfall, District 5
 - Clyde Picht, District 6
 - John Stevenson, District 7
 - Ralph McCloud, Mayor Pro Tem, District 8
 - Wendy Davis, District 9

Charles Boswell, City Manager

- City of Fort Worth Evans Task Force:
- Joe Paniagua, City Manager’s Office
 - Libby Watson, City Manager’s Office
 - Dale Fisseler, City Manager’s Office
 - Tom Higgins, Director, Economic and Community Development Department
 - Robert Sturns, Economic and Community Development Department
 - Kathryn Hansen, Environmental Management Department
 - Deidra Emerson, Grants Department
 - Dan Reimer, Director, Public Health Department
 - Jerome Walker, Director, Housing Department
 - Sundra Davis, Minority/Women Business Enterprise Office
 - Cynthia Garcia, Law Department
 - Gleniece Robinson, Director, Library Department
 - Fernando Costa, Director, Planning Department
 - Patrina Newton, Planning Department
 - Greg Simmons, Transportation and Public Works Department
 - Nancy Richardson, Transportation and Public Works Department

Special thanks to the following dedicated citizens, community and business organizations that keep the vision of Evans & Rosedale ever present and alive:

- Evans and Rosedale Advisory Committee:
- Honorable Ralph McCloud, Chair
 - Velma Ausbrooks, United Community Association
 - Edward Briscoe, Jr., Briscoe Company
 - Roy Brooks, Commissioner Elect

Acknowledgements

- Annette Cummings, Habitat Homeowners Association
- Reverend Nehemiah Davis, Mt. Pisgah Missionary Baptist Church
- Glenn Forbes, Southeast Fort Worth Inc.
- Reverend A. L. Gipson, Sunshine Cumberland Presbyterian Church
- Marvinette Gray, Near Southeast Neighborhood Advisory Council
- Hazel Harvey Peace, Near Southeast Neighborhood Advisory Council
- Ross Haynes, Jr., Cakes by Delessa
- Devoyd “Dee” Jennings, Fort Worth Metropolitan Black Chamber of Commerce
- Larue Johnson, Bank of America, Community Development Corporation
- Sandy Joyce, Near Southeast Neighborhood Association
- Opal Lee, Concerned Citizens for Human Dignity
- Johnny Lewis, Near Southeast Citizens on Patrol
- Shirley Lewis, Near Southeast Community Development Corporation
- Jimmy Madison, Resident
- Kenneth McDonald, KE McDonald & Assoc. Inc.
- Johnnie Polk, Federated Women’s Club
- Gail Ryan, Habitat for Humanity
- Don Scott, Fort Worth South, Inc.
- Reverend S. A. Tyson, Mt. Zion Baptist Church
- Sarah Walker, Tarrant County Black Historical and Genealogical Society, Inc.
- Walter Williams, Two W. Three Company

- Fort Worth Art Commission and Commissioned Artists involved in the Community Workshop:
- James Cleveland
 - Rudy Eastman
 - Letitia Jenkins
 - Anita Holman Knox
 - Floyd E. Newsum, Jr.

Martha Peters, Director, Arts Council of Fort Worth & Tarrant County



Table of Contents

A	Background, Vision Plan, Program and the Community Workshop	1	D	Evans & Rosedale and the Power of Place: Welcome to African Americana	31
	1. Background	2		1. Design Philosophy / Introduction / Site	33
	2. Vision of 2000	2		2. Design Philosophy / By Example	39
	3. Program and the Community Workshop	2	E	Implementation Recommendations for the Urban Village	54
B	Conceptual Master Plan for the Urban Village	5		1. Market	55
	1. First Phase Street Level and Upper Level	6		2. Financial	56
	2. Future Phase Street Level and Upper Level	7		3. Regulatory	57
	3. Parcel 1	8		4. Organizational	58
	4. Parcel 2	10		5. Design and Physical Infrastructure	61
	5. Parcel 3	12		6. Street Level and Heritage Concepts as Attraction	62
	6. Parcel 4	14	F.	The Extended Master Plan Area	62
	7. Development Summary	16		1. Urban Linkages in the Extended Area	63
	8. Parking Summary	17		2. Housing Potential	64
	9. Perspectives	18		3. Retail and Other Job Growth Facilities	65
C	Urban Design Guidelines for the Urban Village	21		4. Marketing Opportunity Plan	68
	1. Evans Avenue Goal	22		5. Recommendations	71
	2. Visual Themes	22		6. Welcome to African Americana Part 2	74
	3. Structure of the Guidelines	22	G	Appendix	84
				1. Site Analysis	85
				2. Precedents	95
				3. Community Workshop Summary Notes	103

